



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Ricardo Noguera, Director, Community and Economic Development  
 Debbie Bingham, Economic Development Specialist, Community and Economic Development  
**COPY:** City Council and City Clerk  
**SUBJECT:** Request for resolution– August 1, 2017  
**DATE:** July 14, 2017

**SUMMARY:**

Authorizing the appropriate City officials to execute an 8 Year Multifamily Housing Property Tax Exemption Agreement with Encompass Property Management, LLC for the development of 12 multifamily market-rate units at 627 N. Fife Street in the Sixth Avenue Mixed Use Center.

**STRATEGIC POLICY PRIORITY:**

This project will foster neighborhood, community, and economic development vitality and sustainability by providing 12 market rate housing units within a designated mixed use center.

**BACKGROUND:**

Encompass Property Management, LLC is proposing to develop 12 new market rate rental units in the Sixth Avenue Mixed Use Center as described in Exhibit “A” to the Resolution. The housing will consist of 12 units as described in the chart below.

Number of units	Type of Unit	Size	Expected Rental Rate
1	Studio	370 SQFT	\$1000
6	One bedroom, one bath	650 SQFT	\$1250
5	Two bedroom, one bath	850 SQFT	\$1500

The project will also include 4 stalls of parking. The project is forwarded to the Pierce County Treasurer Assessor to qualify for the 8 year multi-family housing property tax exemption after the project complies with all City of Tacoma building codes, processes and procedures and receives a valid certificate of occupancy from the City. Encompass Property Management, LLC will enter into an agreement prepared by the City to develop the site as described in the plans on file with the City.

**ISSUE:**

This action would approve the tax exemption through the attached proposed agreement.

**ALTERNATIVES:**

If the resolution is not adopted, the tax exemption will not be granted and the developer has stated that the exemption is necessary to make the project feasible.

**RECOMMENDATION:**

Staff has reviewed the application and has determined that the proposed project qualifies for the 8 Year Multifamily Housing Property Tax Exemption. Staff recommends the Council approve the resolution.



**FISCAL IMPACT:**

The value of the land and the retail space would continue to be taxed throughout the exemption period. The additional greater economic impact to Tacoma from adding to the population base is estimated through sales tax generation. The projected assessed value of the completed project, the projected property taxes to be exempt and the projected increase in sales tax are listed in the table below:

<b>Current Land Value Property Tax Projections</b>	
Current Assessed Value	\$ 89,200
Current Total Annual Property Tax	\$ 1,400
Projected Total Property Tax Payments on Land Over 8 Years	\$ 11,500
- City	\$ 2,570
<b>Projected Completed Assessed Value and Property Tax Exemption</b>	
*Projected Completed Assessed Value	\$ 1,400,000
Projected Total Taxes to be Exempt over 8 years	\$ 180,300
- City	\$ 40,300
<b>Potential Sales Tax Impacts</b>	
**Projected Total Sales Tax Generated over 8 years	\$ 495,000
- City	\$ 61,800

\*The projected *Completed Assessed Value* is based on estimated construction costs.

\*\*The projected *Total Sales Tax Generated* is estimated by the increase in households the project creates using the average sales tax revenue generated per household in Tacoma.